

FOR SALE / LEASE

OFFICE, WAREHOUSE AND BAYS WITH YARD STORAGE

1903 121 Avenue NE, Edmonton, AB



HIGHLIGHTS

- Office, warehouse and industrial bays with yard storage on 5.07 acres ±
- 16,000 sq ft ± warehouse with (5) 10' x 12' dock loading doors
- 2,673 sq ft ± industrial bays with (4) 14' x 14' drive-thru grade loading doors
- (2) offices - 1,739 sq ft and 1,488 sq ft ±
- 2.06 acres ± fully fenced, gated and secured storage yard
- Additional yard storage with energized parking stalls
- Excellent accessibility via Broadmoor Blvd/17 Street, directly off Hwy 16 in NE Edmonton

CONTACT

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PROPERTY DETAILS

| | |
|-------------------|---|
| MUNICIPAL ADDRESS | 1903 121 Avenue NE, Edmonton, AB |
| LEGAL DESCRIPTION | Plan: 0928437; Block: 3; Lot: 3A |
| NEIGHBOURHOOD | Clover Bar Industrial Area |
| ZONING | IM (Medium Industrial) |
| YEAR BUILT | 1990 |
| SITE SIZE | 5.07 Acres ± |
| LEASABLE OPTIONS: | |
| OFFICE 1 | 1,739 sq ft ± |
| OFFICE 2 | 1,488 sq ft ± |
| WAREHOUSE | 16,000 sq ft ± |
| INDUSTRIAL BAY | 2,673 sq ft ± |
| TOTAL | 21,900 sq ft ± |
| LOADING | (5) 10' x 12' dock doors (4) 14' x 14' grade doors |
| POWER | 600Amp, 247/600 Volt, 3 phase (TBC) |
| LIGHTING | Fluorescent tube & LED |
| HVAC | Office RTU |
| CEILING HEIGHT | 16' clear at peak |
| SPRINKLERED | Yes |
| COLUMN SPACING | 25' (warehouse) |

FINANCIALS

| | |
|-----------------|------------------------|
| SALE PRICE | \$4,500,000.00 |
| PROPERTY TAXES | \$110,523.12/yr (2024) |
| LEASE RATE | Market |
| OPERATING COSTS | \$9,915.37/month |
| POSSESSION | Negotiable |

ADDITIONAL FEATURES

- Site is heavily compacted, prepped and graveled
- Power gate with fenced, gated and secured yard
- Office 1 consists of reception, washrooms, kitchen and (5) offices
- Office 2 consists of bullpen area and (5) offices/storage
- Office furniture available
- Energized parking
- Dock levelers (2)



WAREHOUSE



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PHOTOS



OFFICE 1 RECEPTION



KITCHEN



OFFICE ENTRANCE



POWER GATE



DRIVE-THRU BAYS

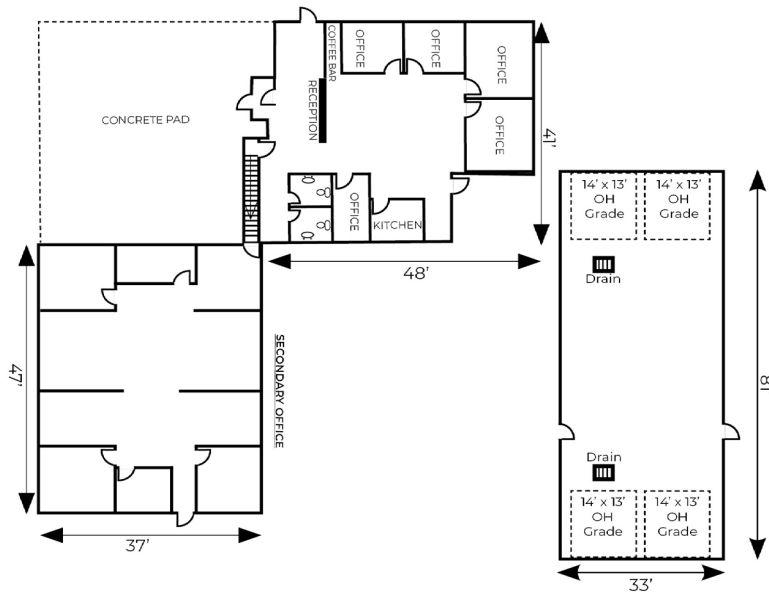
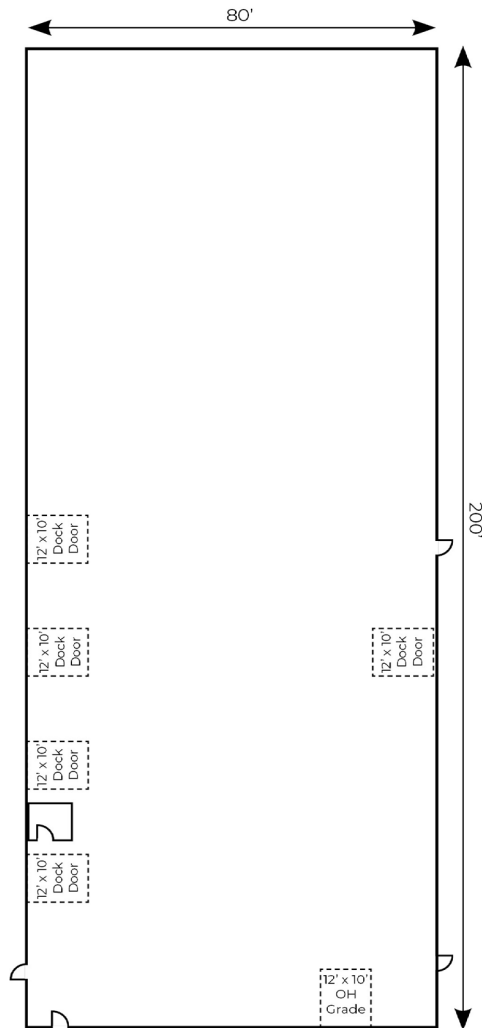


SECONDARY OFFICE

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FLOOR PLANS (Provided for illustration only, actual to be verified by tenant)



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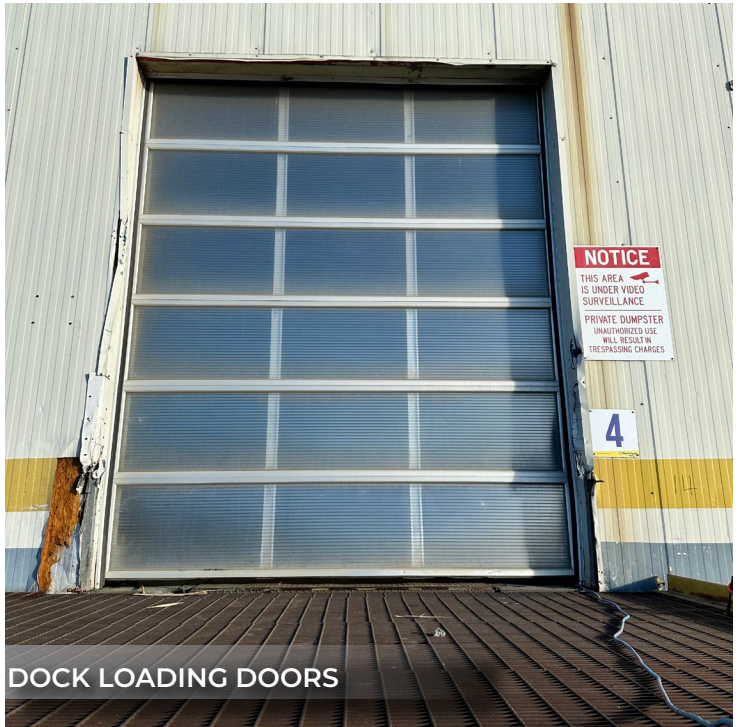
AERIAL



ABOUT THE AREA

Join neighbours such as:

- KAG Canada
- Co-op Cardlock
- Clean Harbours
- Job Site Industrial Rental Services
- Sentinel Storage
- Superior Spray Foam
- LTS Logistics
- Clover Court Motel & RV Park



- 20 MINS TO EDMONTON CITY CENTRE
- 20 MINS TO INDUSTRIAL HEARTLAND
- 30 MINS TO NISKU/LEDUC
- 30 MINS TO EDMONTON INT'L AIRPORT

DOCK LOADING DOORS



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IM ZONING

To provide for a broad range of compatible commercial and industrial uses, some of which have outdoor storage or activities. This Zoning District is generally not located adjacent to residential areas because of potential nuisance factors.

| Permitted Uses | Discretionary Uses |
|--|---|
| Agricultural support service | Abattoir |
| Agriculture, general | Agriculture, intensive horticulture <i>(Bylaw 63-2017 – Nov 7, 2017)</i> |
| Animal grooming and daycare facility | Agriculture, product processing <i>(Bylaw 63-2017 – Nov 7, 2017)</i> |
| Animal hospital and shelter | Asphalt plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> |
| Auctioneering establishment^ | Bulk fuel depot |
| Autobody repair and paint shop | Business support service^ |
| Commercial storage | Cannabis production facility <i>(Bylaw 68-2017 – Jan 26, 2018)</i> |
| Contractor service, general | Concrete plant, major <i>(Bylaw 1-2016 – Jan 19, 2016)</i> |
| Contractor service, limited | Concrete plant, minor <i>(Bylaw 1-2016 – Jan 19, 2016)</i> |
| Custom indoor manufacturing | Food and beverage products |
| Emergency service^ | Food service, specialty^ |
| Equipment, major | Industrial, general^ |
| Equipment, minor | Parking, non-accessory |
| Funeral service | Recreation, indoor^ |
| Outdoor storage | Recycling, oil depot |
| Recreational vehicle storage, major <i>(Bylaw 39-2015, July 7, 2015)</i> | Residential security/operator unit^ |
| Recycling depot | Retail, convenience^ |
| Recycling drop-off | Utility service, major |
| Service station, minor | Warehouse sales^ |
| Truck and manufactured home sales/rental | Waste management, minor |
| Utility service, minor | |
| Vehicle repair, major | |
| Vehicle repair, minor | |
| Veterinary service, major | |



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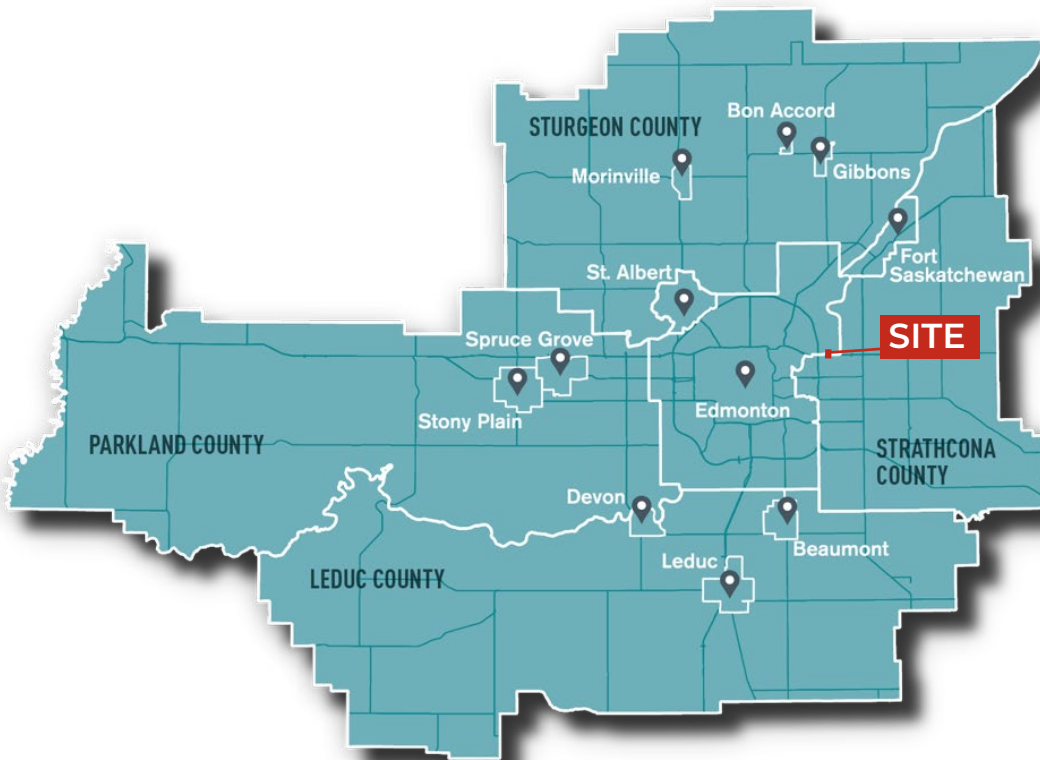
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NEIGHBOURHOOD



REGIONAL MAP



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

BIOS



In 2017, Tyler Weiman became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe and Asia. He places the utmost importance on professionalism, a commitment to excellence and meticulous attention to detail when serving his clients, helping them attain their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



Based in the welcoming community of Sherwood Park, Steven Budjak is a recent recipient of his commercial real estate license. With a strong background in customer service and a passion for building lasting relationships, he is dedicated to delivering exceptional service to his clients.

At Royal Park Realty, there's a shared long-term commitment to excellence and client satisfaction. Putting his clients first, providing outstanding customer service and consistently delivering top-quality performance are the cornerstones of his work.

An easy-going and personable individual, he enjoys making people laugh. Outside the office, he can be found enjoying precious moments with friends and family, hitting the golf course or carving down the slopes while snowboarding.

Steven looks forward to the opportunity to serve your real estate needs.



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